

A CHART, SHEWING THE INTERNAL NAVIGATION OF THE DISTRICT OF NEWCASTLE, And the proposed improvements on the OTONABIE RIVER.

Drawn by F. P. RUSBIDGE, Engraved by T. EVANS.

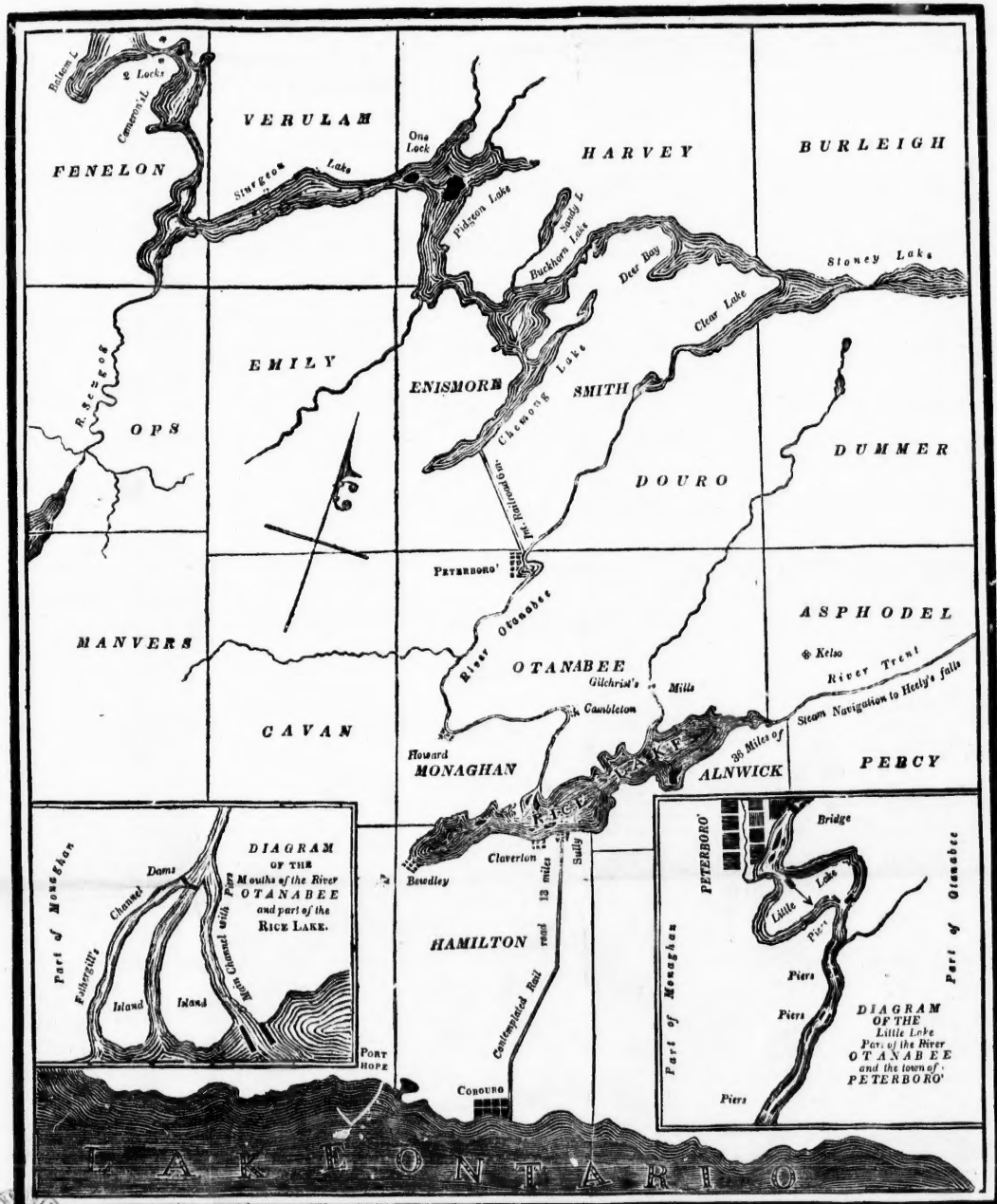
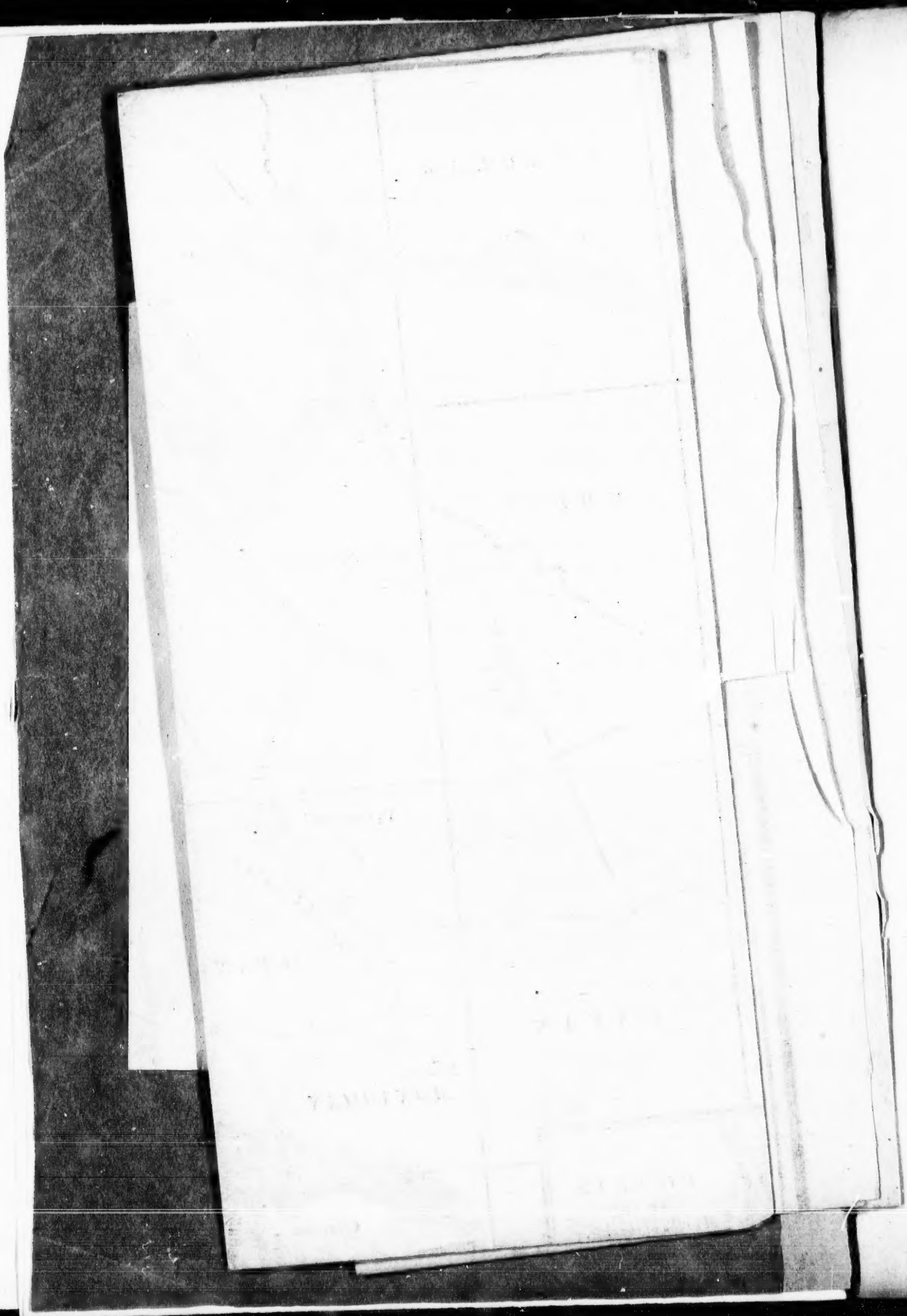


TABLE OF DISTANCES.

Cobourg to Rice Lake,	- - - - -	13 Miles, Land Carriage
Rice Lake to Peterborough,	- - - - -	25 " by Steam-boat.
Peterborough to Chemong Lake,	- - - - -	7 " Land Carriage.
Chemong, through Smith, Enismore, Harvey, } Verulam Ops, Cartwright, and Fenelon, }	- - - - -	81 " by Steam-boat.
Rice Lake to Heely's Fall in Seymour,	- - - - -	35 " by Steam-boat.



N

A
SCHEDULE
OF
REAL ESTATE
IN THE
NEWCASTLE DISTRICT

TO BE DISPOSED OF

AT PUBLIC SALE.

ON THE *29th* ~~FIRST~~ DAY OF AUGUST,

1883.

BY JAMES GRAY BETHUNE,

COBOURG, UPPER CANADA.

COBOURG, U.C.

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1883,



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SCHEDULE, &c,



TO CAPITALISTS and every description of Settlers who may emigrate to the Province of UPPER CANADA during the ensuing season, the following splendid Schedule of Real Estate will be offered at Public Auction—the whole free and unlimited—at Cobourg, in the District of Newcastle, Upper Canada, to commence on Thursday, the ~~24~~²⁵ day of August' 1883., and continued weekly by adjournment, until the whole be disposed of:—consisting of cultivated and uncultivated farms, in the most favorable situations in the settled townships; also wild blocks of various extent, scattered over the different townships of this beautiful district,—comprising in the aggregate 54,000 acres of excellent land, in lots to suit the means and capabilities of almost every class of settlers. The cultivated farms will be sold for cash only:—the wild lands on the usual credit

of one fifth part paid down, and the residue in five instalments, at the interval of a year between each, with interest ; viz ;—

Lot, No. 6 & 7. 9 Concession Hamilton Acres.
containing, 284

These lots are delightfully situated on the south bank of the Rice Lake, between the villages of Sully and Claverton. A fine spring brook, capable of turning light machinery, passes through the centre of the lots ; no improvements ; twelve miles from Cobourg ; a steam-boat passes daily along the front of these lots, on her route to and from Peterborough.

West Half of Lots No. 13 & 14 } 3 Con.
West part Do. 12 } 300
of Otonabie, containing,
Situate on the north bank of the Rice Lake,
about thirty acres cultivated, with good log
house ; quality of soil middling.

Lot No. 18, } 12 Con. Otonabie, cont'g 300
E. $\frac{1}{2}$ No. 17, }
Situate on the main road to Peterborough,
and distant from that town 5 miles ; beech,
maple and oak land of the best quality ; no
improvement.

S.W. $\frac{1}{4}$ Lot 3. 10 Con. Monaghan, con'g 50
About 40 acres cleared, and well cultivated ;
a good log house, barn, &c. on the lot ; is

Over, 934

UNCULTIVATED FARMS.

5

Brought forward, - - - 934
 within 5 miles of Peterborough—the soil of
 the very best quality.

Lot No. 19, 7 Concession Smith, cont'g 200
 About 40 acres under improvement, with a
 log house and barn. This lot is within five
 miles of the town of Peterborough; the
 quality of the land is unexceptionable, and
 is in the heart of a large settlement.

S. $\frac{1}{2}$ Lot, No. 25, 9 Con. Smith, containing 100
 Small improvement; good land.

N. $\frac{1}{2}$ Lot No. 9, 1 Con. Darlington, cont'g—50
 Fifty acres under cultivation: an excellent
 house, barn, and various other buildings on
 the premises; within one mile of the impro-
 ving village of Bowmanville at the Darling-
 ton Mills.

1 Concession, Hamilton, - - - 205
 That beautiful property called Grange Farm,
 within two miles of Cobourg, 100 acres im-
 proved, and under the very best management.
 A capital two story frame house, barn, and
 out-houses, all in good repair, a large bear-
 ing orchard, and a fine trout stream on the
 premises.

Lot No, 29, 2 Con. Hope, containing, 200
 One hundred acres under cultivation; dwel-
 ling house and out-houses in good repair,
 situate on the York road, distant from Port-

Over, - - - 1719

934

Brought forward, - - 1719
 Hope 4 miles. There is a large orchard on this lot, and a living stream, capable of driving any kind of machinery.

Lot 12, 3 Con. Hope, containing - 230
 One hundred and thirty acres cleared, with a frame house, two barns, and a valuable orchard. Five small streams cross this lot. Distant from Port Hope three miles.

Part of lot 33, 1 Con. } Hamilton, cont'g 101
 33, A. }
 With a frame house and garden; situate on the mail road between Cobourg and Port-Hope. This is a very desirable residence; the house is new and finished in a good style; the garden is well stocked with fruit and shrubs.

Lot No. 29, 5 Con. Hamilton, containing 100
 Twenty acres improved, with a good frame house.

N. $\frac{1}{2}$ Lot 21, 3 Con. Cavan, containing 100
 With a good log house, 20 acres cleared. This is the best settled township in the district, and produces the best wheat.

S. $\frac{1}{2}$ Lot. 3, 6 Con. Cavan containing 100
 with a good log house—eight acres cleared.

N.E. $\frac{1}{4}$, Lot 22 } 9 Con. Cavan, cont'ning 100
 N.W. $\frac{1}{4}$, Lot 22 }

Over, - - - 2440

Brought forward, - - 2440
With a good log house, and sixteen acres of improvement.

E. $\frac{1}{2}$, Lot 15. 10 Con. Otonabie, cont'g 100
Uncultivated, but situated in the heart of a fine settlement, being in the vicinity of the residence of Mr Rubidge, Mr. Menzies, and Dr. Connin, of the Royal Navy. The land is of the first rate quality.

That property in the township of Haldimand, known by the name of the Delhi estate, containing 500 Acres of excellent land, being composed of lots No. 5 & 6, and South $\frac{1}{2}$ of lot No. 4. broken Concession A. The mail road passes through the centre of this estate, distant from Cobourg 13 miles, and from Colborne 2 miles. One hundred and fifty acres under cultivation, with dwelling house, barns and numerous out-houses; —the whole estate is delightfully situated, and finely watered. There is also on the estate a large orchard, containing abundance of apples, pears, plums, cherries. &c. This estate is, without exception, the most splendid property on sale in the district. 500

N. $\frac{1}{2}$ Lot 28, 4 Con. Haldimand, cont'g 100
Excellent land, uncultivated, but surrounded by settlements.

S. $\frac{1}{2}$ Lot No. 14 & 15. 2 broken front
Concession of Haldimand, containing 200

Over, - - - 3340

2440

Brought forward, - - - \$340
 One hundred acres improved, good frame house, a small orchard ; best of land.

S. $\frac{1}{2}$ No. 31. 2 Con. Hamilton, cont'g 100
 Forty acres improved, a good log house, and new frame barn ; a young orchard, containing one hundred trees—the soil is of the very best quality.

Lot No. 3 & 4, 5 Con. Asphodel, cont'g 400
 Forty acres cleared ; large log house and barn ; the principal part of the land is good.

N. $\frac{1}{2}$ Lot 4, & N. $\frac{1}{2}$ No. 5, 2 Concession of Hamilton, containing - - - 150
 With a good house and barn, a large improvement ; 4 miles from Cobourg.

S. $\frac{1}{2}$ 5 & No. 6, 2 Con. Hamilton, cont'g 300
 With a large improvement, a comfortable house and outhouses,—four miles from Cobourg.

N. $\frac{1}{2}$ Lot 33, 3 Con. Hamilton, containing 100
 Fifty acres improved : log house and barn ; excellent land, and in the vicinity of several respectable English families.

N. $\frac{1}{2}$ Lot 2, 2 Con. of Hamilton, con'g 105
 About forty acres under improvement, with log house and barn, excellent land, four miles from Cobourg.

Over, - - -

4495

UNCULTIVATED FARMS.

9

Brought forward, - - 4495
W. $\frac{1}{2}$ No. 8. 10 Con. Cavan, containing 100
Forty acres cultivated ; log house and barn.

Lot No. 1, 1 Con. Murray. containing 200
Situate on the River Trent, within half a
mile of the Steam-boat Landing.—Twenty
acres cleared, and a good house on the lot.

Lot No. 10, 3 Con. Hamilton, containing 200
This lot is excellent land. within four miles
of Cobourg, in the heart of a large settlement;
unimproved.

Lot No. 20, 4 Con. Hamilton, cont'g 200
A good frame house, and small improve-
ment. This lot has several valuable mill
seats on it ; the land of good quality.

West $\frac{1}{2}$ Lot No. 3 Con. Haldimand, con,g 100
Eight acres cleared, log house, and barn ;
finely sitnated, and excellent land.

Lot No. 8. 4 Con. Hamilton, cont'g 200
Ten acres cleared ; a capital new saw mill
on the premises, which is well supplied with
saw logs from the neighbourhood ; and good
land.

W. $\frac{1}{2}$ Lot No. 31, 3 Con. Hamilton cont'g 100
Eighty acres cleared, frame house and frame
barn, beautifully watered, and excellent land.

Over, - - - 5595

4495

Brought forward, - - - 5595

N. $\frac{1}{2}$ Lot No. 4, 1 Con. of Hamilton, cont'g 100
The wood on this lot will bring the full
amount of the purchase money, from its
proximity to Cobourg.

Part of Lot No. 16, 5 con. Hamilton, con'g 40
On the Rice Lake Road adjoining the Cold
Spring village, a good situation for business.

Part of Lot No. 18, 5 Con. Hamilton con'g 120
Sixteen acres improvement ; good land.

Lot No. 2, 7 con. Hope containing 200
Thirty acres cleared, a good house and barn,
a good lot and well situated.

E. $\frac{1}{2}$ Lot No. 15, 5 con. containing 120
Forty acres improved, with a good log house
and barn ; situate on the Rice Lake road,
about half a mile from the Cold Spring vil-
lage. Strong beech and maple land.

Lot No. 16 & 17, 1 Con. Clarke, cont'g 400
South side of the York road ; splendid land
and finely situated :—no improvement.

Lot No. 17 & 18, 2 con. Clarke, contain'g 400
North side of the York road ; land equal in
quality to the foregoing. 40 acres cleared,
twenty-five under wheat ; fifteen ready for
fall-sowing.

Over, - - - 6975

UNCULTIVATED FARMS.

11

Brought forward, - - - 9975

Lot No. 17 & 18, 3 con. Clarke, contain'g 400

No improvement ; soil equal to the two foregoing parcels. The whole forms a splendid block of 1200 acres, superior in point of situation and quality of soil to any in the Province.

W. $\frac{1}{2}$, Lot No. 1, 6 Con. Cavan, cont'g 100

Fifteen acres improved, and a small house on this lot,—the soil is excellent.

E. $\frac{1}{2}$, Lot No. 1. 6 Concession of Cavan containing - - - 100

There is a new Saw-mill erected on this lot on a never failing stream, and an abundance of Pine timber in the vicinity of the Mill.—Twenty acres cleared, and a small house.

Total, - - - 7575

WILD LANDS.

Also the following BLOCKS of Wild Lands situate in the following Townships in the Newcastle District ; viz :—

5595

100

g 40

g 120

200

120

400

g 400

6975

HALDIMAND.

This Township contains a population of 1957 souls ; has been settled many years ; the soil in front is of the first quality, in rear rather light. The village of Grafton in this Township is increasing rapidly :—bounded south by Lake Ontario.

	Acres.
Lot No. 16,—9 Concession,	200
19,—3 “	200
18,—7 “	200
18,—8 “	200
14,—4 “	200
21, & 25,—6 “	400
6, 7, & 10,—7 “	600
8,—8 “	200
	2200

MURRAY.

This Township contains a population of 1938 souls. The villages of Trent, Carrying Place, and Brighton, are in a flourishing state ;—there is an Episcopal Church and resident clergyman in the village of Carrying Place.

	Acres.
Part of Lot No. 13—8 Concession,	39
22 & 23—8 “	400
17 & 18—1 “	400
in 6, 9, & 10 “	1300
Total,	2139

PEPCY

Contains a population of 667 souls; generally good land.

	Acres.
E. $\frac{1}{4}$ Lot. 10 & W. $\frac{1}{2}$, 15—7 Concession,	150
12—9 “	170
13—9 “	200
6—8 “	200
7, & 10—9 “	400
19—10 “	130
E. $\frac{1}{2}$, 11—2 “	100
N. $\frac{1}{2}$, 25—8 “	100
Total,	1450

HOPE.

Contains a population of 2772 souls. The town of Port Hope, situate near the mouth of Smith Creek, on Lake Ontario, is in a flourishing state. There is an Episcopal Church and resident clergyman in the town of Port Hope.

Part of No. 13,—5 Concession,	100
33,—5 “	200
24,—6 “	200
21 & 22,—8 “	400
part of 38,—8 “	50
“ 26,—9 “	89
“ 32,—9 “	70
“ 33,—9 “	50
“ 21,—10 “	34
“ 7,—4 “	45
Total	1238

CLARKE.

Contains a population of 1119 souls ; is fast filling up with English settlers. The quality of the soil is generally excellent.

				Acres.
Part of Lot No. 23—3	Concession			30
" 4—3	"	-		50
" 26—4	"	-		30
" 11—4	"	-		35
" 7—6	"	-		40
" 15—6	"	-		40
" 13—7	"	-		50
" 16—7	"	-		50
" 8—8	"	-		30
" 1—9	"	-		140
" 4—9	"	-		200
" 27—9	"	-		100
" 32—9	"	-		75
" 33—9	"	-		50
" 4—10	"	-		75
" 5—10	"	-		75
Lot No. 1 & 14—3	}	"	-	1000
11 & 26—4				
26—5				
18 & 19—8	"	-		400
4—9	"	-		200
S. W. $\frac{1}{4}$, 23—7	"	-		50
Total,				2720

Those part lots were purchased at the absentee sales, the remainder of each lot may be purchased by finding the absentee owner.

ASPHODEL.

Contains a population of 465 souls, principally Irish and Scotch. It is bounded on the front by the River Trent, navigated by steam vessels. There are two saw mills and one grist mill in the township, and a small village, *Kelso*, is growing up. The land is generally of a middling quality; some part of the township is very good.

			Acres.
East $\frac{1}{2}$ Lot No. 7	in 5	Con.	100
	9	5 "	200
	10	6 "	200
East $\frac{1}{2}$ Lot No. 14	}	8 "	300
& No. 15			
13 & 14	9	"	400
	17	5 "	200
	5	6 "	200
15 & 19	12	"	320
Total,			1920

DOURO.

Contains a population of 771 souls, principally Irish, with the exception of some respectable English and Scotch families. This township is connected on its south west corner with the town of Peterborough; contains much good land.

No. 14 & 18,	5	Concession,	460
8,	8	"	200
Total	-	-	660

MARIPOSA.

Commenced settling last season ; the very best land, and finely watered ; contains about 400 souls.

	Acres.
Lot No. 16, 2 Concession	200

OTONABIE

Contains a population of 1062 souls—English Irish and Scotch. The Township is bounded south by the Rice Lake, and west by the Otonabie River ; both navigated by Steamers. There is one saw mill, and one grist mill in the township, and a village, Keen, at Gilchrist's Mills.—The N. W. corner of Otonabie is connected with the flourishing town of Peterborough, by a bridge across the Otonabie River. The best encomium that can be passed on this township is, that the inhabitants are generally in good circumstances, owing to their industrious and sober habits, the good quality of their lands, and their proximity to the markets of Peterborough and Cobourg.

West half No. 18 in 9 Con.	100
16 9 "	200
18 11 "	200
13 & 15 12 "	400
20 15 "	200
13 & 17 16 "	400
Over, - -	1500

WILD LANDS.

17

<i>Brought forward,</i>	-	-	1500
26 2 "			200
11 4 "			200
13 14 "			200
Total			2100

EMILY.

Contains a population of 1295 souls, principally protestant Irish ; excellent land. There are two saw-mills, and one grist-mill in the township.

No. 20—14 Concession - 200

CARTWRIGHT.

This township is unsettled from the circumstance of a great part of the township having been granted to militia men, for their services during the late war. The sale of lands under the Absentee Act, will now throw the Township open to settlers ; and being well situated, having a water communication from Lake Scugog, which takes its rise in the township, to Lake Chemong, within six miles of Peterborough, and as a steamer will ply on those waters next season, this township will undoubtedly have a great run.

		Acres.
Part of No. 7,	2 Concession,	140
20, 13	"	150
S.W. part 18,	1 "	125
Over,	- - -	415

<i>Brought forward,</i>			-	415
19,	1	"		98
16,	2	"		140
18,	2	"		110
21,	2	"		100
22,	3	"		120
7,	3	"		105
4,	4	"		130
18,	4	"		180
19,	5	"		130
20,	5	"		130
8,	6	"		150
Part of E. $\frac{1}{2}$ 9,	6	"		65
Part of 13,	6	"		140
19,	6	"		140
21,	6	"		150
7,	7	"		140
12,	7	"		150
19,	7	"		140
1,	8	"		150
21,	8	"		140
11,	8	"		160
14,	8	"		150
16,	8	"		145
5,	9	"		150
Part of W. $\frac{1}{2}$ 6,	9	"		60
E. $\frac{1}{2}$ 6,	9	"		80
Part of 22,	9	"		140
24,	9	"		150
7,	10	"		130
8,	11	"		110
22,	11	"		100
24,	11	"		80
19 & 21,	12	"		140
<i>Over,</i>			- -	4568

<i>Brought forward,</i>	-	-	4568
19, 13	"		150
20, 13	"		150
Part of W. $\frac{1}{2}$ 9, 14	"		70
18, 14	"		90
Part of 21 & 23, 10	"	each 140	280
Total,			5308

The above lands were purchased at the Absentee Sales, and from the construction of the act, the above parts destroy the value of the remainder of the lots.

SMITH,

Contains a population of 953 souls,—English, Irish and Scotch. This township is connected on its South East corner, with the Town of Peterborough—the contemplated rail-road from Peterboro' to Lake Chemong, will pass through this township by the communication road. The settlers in this township are generally wealthy;—a sure proof that they are industrious, and that their lands yield in proportion to their industry,

	Acres.
South $\frac{1}{2}$ No. 20,—11 Concession,	100
10, East side con. road,	100
25,—7 con,	200
$\frac{1}{2}$ of No. 6,—2 "	100
E. $\frac{1}{2}$, 5,—3 "	100
Total,	600

HAMILTON.

Contains a population of 3,871 souls; there are in this township two extensive flouring-mills, and ten saw-mills.

The town of Cobourg, situate on the banks of Ontario, contains the Grammar School, Episcopal Church, and a resident Clergyman. An office of the Bank of Upper Canada, and an Agency of the Commercial Bank of the Midland District. There are settled in Cobourg, and vicinity, many respectable and opulent English, Irish, and Scotch families. The society of Cobourg and vicinity is considered equal to any in the Province.

	Acres.
Lot No. 23,—8 Concession,	150
Lot No. 25,—8 Con. }	
30,—5 }	600
23,—6 }	
Part of 17,—7 "	50
1/2 1,—5	100
1/2 35,—4 "	100
27, }	
28, }	
29, }	
30, }	
31, } 10 "	556
32, }	
34, }	
35, }	
Total,	1556

OPS.

Commenced settling in 1830, contains a population of 845 souls; there is a first rate flouring mill in this township; the steamer that is now building will ply through the centre of the township on the Scugog river. The government lands are entirely taken up by settlers, and none for sale in the township excepting the following lots. The soil of this township is considered equal to the flats on the Mississippi, and the German flats on the Mohawk in the United States.

	Acres.
W. $\frac{1}{4}$, Lot No. 27.—7 Concession	100
N.E. $\frac{1}{4}$, Lot No. 27,—7 “ -	50
23,—8 “ -	200
24,—5 “ -	200
19,—3 “ -	200
19,—5 & 6 -	400
17,—6 & 7 -	400
16,—3 “ -	200
14,—3 “ -	200
13,—4 & 5 -	400
8,—6 “ -	200
6,—11 “ -	200
5,—10 “ -	200
1,—1 “ -	50
Total,	3000

DUMMER.

Opened for settlement in 1831. No return of its population has been made; supposed to be

about 500 souls,—principally English, many of whom were sent out at the expense of the Marquis of Bath,—industrious and contented. The major part of the township is good land.

			Acres.
Lot No. 22,—2	"	-	200
29,—2	"	-	200
28,—2	"	-	200
14,—3	"	-	200
8 & 9,—4	"	-	400
Total, - -			1200

CAVAN

Contains a population of 2373 souls, principally protestant Irish, a very industrious, loyal, and respectable body of people, in good circumstances—the quality of the soil throughout this township is tested by the thousand of bushels of grain that annually flood the markets of Port Hope, Cobourg and Peterborough. There is a resident clergyman, and an Episcopal Church in this township.

			Acres.
Lot No. 3,—3	Concession,		200
E. $\frac{1}{2}$ Lot No. 12,—3	}	"	300
13,—3			
N.E. $\frac{1}{4}$ Lot No. 19,—3		"	50
S. $\frac{1}{2}$ " 20,—4		"	100
5 & 6,—13		"	400
Over, - -			1050

WILD LANDS.

23

	<i>Brought forward,</i>	-	1050
	Lot No. 1,—13	"	200
S.W. $\frac{1}{4}$	" 3,—13	"	50
$\frac{1}{2}$	" 5,—3	"	100
$\frac{1}{2}$	" 3,—7	"	100
	Total,		1500

MONAGHAN.

Contains a population of 1050 souls, Irish, English and Scotch ; is bounded south by the Rice Lake, and east by the Otonabee River, the town of Peterborough is situated on the N. E. corner of this township. The soil of Monaghan is generally allowed to be of the very best quality.

		Acres.
Lot No. 14,—3	Concession,	200
18,—4	"	200
10,—11	"	200
	Total,	600

MANVERS.

This township has laboured under the same disadvantages, and for the same reasons, as Cartwright. Its proximity to the flourishing settlements in Cavan has induced many settlers to encounter its wilds, under every disadvantage, as the quality of the soil is of such a nature, as to insure the industrious emigrant a full return for his labour.

			Acres.
	Lot No. 8,—1	Concession	200
Part of	10,—1	" -	175
	14,—1	" -	200
	19,—4	" -	200
	21,—4	" -	200
	22,—7	" -	75
	1,—8	" -	79
	1,—9	" -	140
	1,—10	" -	90
	2,—10	" -	140
	6,—11	" -	200
	12,—11	" -	200
	22,—11	" -	145
	18,—11	" -	120
	2,—12	" -	200
	23,—9	" -	200
1 &	2,—2	" -	400
	24,—3	" -	200
	18,—6	" -	200
	8,—9	" -	200
	20,—13	" -	200
	15,—1	" -	200
18 &	24,—4	" -	400
24 &	22,—5	" -	400
	9,—7	" -	200
	10,—6	" -	200
	13,—23	" -	200
	Part of 2,—10	" -	60
5, 6, 7, 11, 12, 16 &	25,—12 Conc.		1400
Total - -			6815

DARLINGTON.

Contains a population of 1293 souls ; is bound-

ed in front by Lake Ontario ;—generally the very best of land. watered by hundreds of beautiful trout streams. The extensive mills of Bowman and Smart are centrically situated in this township, where a village has commenced, and an Episcopal Church is about to be built.

		Acres.
Part of Lot No 18,	4 Concession,	40
20,	5 " -	20
22,	8 " -	23
23,	5 " -	40
12,	7 " -	48
17,	7 " -	38
35,	8 " -	38
30,	9 " -	50
10,	10 " -	45
11,	10 " -	50
18,	10 " -	50
19,	10 " -	50
22,	10 " -	30
25,	10 " -	50
26,	10 " -	47
34,	10 " -	32
23,	10 " -	100
28 & 29,	9 " -	400
1, 12 & 13,	3 } 1700	
$\frac{3}{4}$ of 1 & 4,	4 }	
10, 11, 13, 14 15 }	5 }	
13 & 15	5 }	
Total,		2851

The part lots were purchased at the Absentee sales : the small portion of each 200 acre lot taken in payment of taxes, at the time when thousands of acres were offered throughout the province, under the same act of the legislature, is the best

proof that can be offered of the estimation in which the lands in Darlington were held.

CRAMAHE.

Contains a population of 2,005 souls. The village of Colborne, in this township is rapidly increasing.

	Acres.
Lot No. 23,—6 Concession,	200
4, 5, & 6,—9 “	600
Lots 18 & 20,—4 }	600
29,—6 }	
	1400

ALNWICK.

Is totally unsettled, owing to absenteeism. A large portion of the Township lately sold for taxes, will open it for settlement.

	Acres.
Lot 2,—1 Concession,	190
6 & 7,—2 “ -	400
10. 12, & 18,—3 “ -	600
E. $\frac{1}{2}$ 13,—3 “ -	100
11, 13, 16 & 21,—4 “ -	800
18 & 24,—5 “ -	400
18, 23 & 24,—6 “ -	600
23,—7 “ -	200
Total,	3290

GENERAL REMARKS.

The district of Newcastle, deservedly called the favorite district of Upper Canada, is bounded on its southern frontier by the magnificent Lake Ontario, and in addition to this vast advantage, the front townships abound in numerous chrystal streams, bursting from innumerable springs that take their rise along the chain of high lands that divide the waters of the interior from Ontario. Many of these beautiful streams are succesfully used in driving all kinds of mills and machinery.

The waters of the interior are distant from Cobourg, 12 miles, and may be navigated by steam-vessels, eastward as far as Healy's Falls, in the township of Seymour, on the River Trent 36 miles ; and northward ascending the Otonabee River to the town of Peterborough, 25 miles.—The rapid waters of the Otonabee, north of Peterborough, are avoided by a short carrying place of 6 miles, across the isthmus in Smith to Chemong Lake ;—from whence there is an uninterrupted steam navigation for 80 miles, on waters that pass the townships of Smith, Ennismore, Emily, Verulam, Harvey, Fenelon, Ops, Cartwright, Eldon. and Mariposa : to this may be added a further navigation of several miles in the Home District, by a lock at Cameron Falls, in Fenelon, which would open a steam navigation to within a few miles of Lake Simcoe.

The soil of Newcastle District is admitted to be generally equal to the best in the provinces, and it is allowed to be the most healthy part of Upper Canada ; many respectable families have set-

tled, previous and since 1825, in the neighbourhood of Cobourg and Peterborough, to which last season has brought a large accession of wealth and respectability. The emigration of British settlers to the Newcastle District commenced in 1817 & 18, a number of families, (who probably unaware of the localities and situation of U. C. emigrated to the United States,) were humanely directed here by Mr. Buchanan, the British Consul at New-York;—from that period to 1825, there was a small annual increase; in the latter year about 2000 were settled in the neighbourhood of Peterborough by the Honorable Peter Robinson. For the last three years there has been an increase of from two to three thousand annually. The Newcastle District in 1817 contained a population of barely four thousand souls, and only two very small villages in the whole district: the census of the present year, 1833, will shew a population of nearly 30,000 souls—and the district now contains the following towns and villages, in a flourishing state of advancement; Cobourg, Peterborough, Port-Hope, Grafton, Colborne, Brighton, Carrying-Place, and Trent;—also just commenced Bewdley, Claverton, Sully, Campbellton, Howard, Keen, and Kelso.

Further particulars may be obtained and diagrams of the District seen, by applying at the Office of the undersigned at Cobourg,

J. G. BETHUNE.

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